



High Laithe

Holden | Bolton By Bowland | Clitheroe | BB7 4PF

MSW HEWETSONS



High Laithe

Guide Price of £1,000,000

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High Laithe is in the Hamlet of Holden with the village of Bolton by Bowland located just one mile away with village amenities including shop, Post Office and the well known local bar and restaurant the Coach & Horses and Holden Clough Garden Nursery with Kitchen Tea Rooms and gift shop.

With many bridle paths and local walks from your doorstep over the surrounding open countryside, the location of this property will appeal to those looking for a lifestyle to embrace the outdoors being set within the Forest of Bowland (AONB) and with Stocks reservoir nearby. For the more adventurous Gisburn Forest is a short drive away providing mountain bike trails.

The market town of Clitheroe is located around 8 miles away with a wider range of amenities including several supermarkets, a health centre, boutique shops, restaurants and a train station with hourly links to Manchester. Another local train station is located in Skipton offering regular services to Leeds and London.

Bowland High School is located just three miles away from the property and other schools in the area include Clitheroe Royal Grammar School and Stonyhurst College, along with primary schools in Grindleton and Chatburn. In addition, the locally renowned Giggleswick Independent School is located around 10 miles away with a bus service that collects locally.

Clitheroe; 8 miles, Settle; 11 miles, Skipton; 14 miles, The Yorkshire Dales; 10 miles, Manchester; 38 miles, The Lake District; 38 miles.

High Laithe is superbly positioned for rural village life whilst being easily accessible to many of the business conurbations of the North West. The property is located along a private driveway and is set in around 1.4 acres, Offering generous living accommodation of four receptions, breakfast kitchen, five bedrooms including annexe to guest bedroom suite, significant garaging for up to six vehicles which could also be converted for stabling or additional accommodation.

Benefitting from uninterrupted views over the surrounding countryside and the impressive Pendle Hill, The Yorkshire Dales National Park is approximately 10 miles away with the Three Peaks being popular for walking, cycling and caving. Ideally situated for the commuter with access to the A59 and A65 providing excellent road links to Clitheroe, Settle, Skipton, Leeds, Manchester and Preston.

Reception Hallway

Solid oak panelled double entrance door. Timber beamed ceiling, open grate basket fireplace with traditional dressed stone surround and raised hearth, double glazed timber window with stone mullion and stone window bottom, double panel central heating radiator.

Inner Hallway

Engineered medium oak floor, feature stone archway from reception hallway, double glazed light oak entrance door leading to lounge.

Lounge

Double glazed 'Everest' windows to front, rear and gable elevations all with stone mullions and stone window bottoms. Double glazed 'Everest' timber feature door and arched windows to front elevation, double glazed 'Everest' timber French door leading to rear gardens and stone patio. Light oak engineered flooring, feature beamed ceiling. Dressed stone fireplace with cast iron multi fuel stove on raised stone hearth. Four double panel central heating radiators.

Cloak Room

Off reception hallway, containing low level w.c, bracket wash hand basin, natural stone flagged flooring, double glazed 'Everest' hardwood window to rear elevation, single panel central heating radiator, light oak panelled doorway.

Separate large walk in storage room.

Dining Room

Light oak engineered flooring, timber beamed ceiling, spotlighting to ceiling, feature original stone wall, double panel central heating radiator, double upvc door leading to garden room.

Inner Hallway leading to preparation room

Kitchen areas

Double glazed upvc window to garden room. Preparation Room
Range of fitted base and wall units, low voltage spotlighting to ceiling, timber beamed ceiling, handmade terracotta tiled flooring.

Kitchen Dining Room

Range of high quality fitted kitchen furniture by 'Neptune' with hand painted finish, fitted base and wall units with 'Silestone' work surfaces, matching island unit with beech work surface. Circular stainless steel sink with mixer tap and boiling water tap, separate drainage sink with hose fitment. Built in 'Bosch' hob with 'Bosch' aluminium extractor illuminated hood over. Built in 'Bosch' dual oven and grill. Built in 'Aga' in emerald with electric supply and remote control, 'Bosch' steel glass extractor hood over. Two built in 'Bosch' dishwashers, double bowl ceramic 'Belfast' sink with chromed mixer tap and separate hose supply. Double glazed 'Everest' timber windows to front and rear elevations, low voltage spotlighting to ceiling, ceramic tiled flooring.

Boiler Room

Floor mounted oil fired boiler providing central heating and domestic hot water, handmade terracotta tiled flooring, exposed stone wall.

Particulars of sale

Under Stairs Storage with light oak panelled door.

Utility Room

Granite tiled flooring, fitted base units with work surfaces, twin ceramic 'Belfast' sink with chromed washing hose, upvc double glazed window to garden room, plumbed for washing machine and dryer.

Rear Porch

Ceramic tiled flooring, stable half glazed door between rear porch and kitchen, timber double glazed 'Everest' window to rear elevation, single panel central heating radiator, timber rear entrance door.

Snug

Open grate basket fire with traditional dressed course stone surround and raised stone hearth, natural slate flooring. Double glazed hardwood 'Everest' windows to front and gable elevation, double beamed ceiling, feature niche with 'LG' television, double panel central heating radiator.

Garden Room

Constructed of stonework with pitched slate roof, three timber 'Velux' skylights. Diamond set terracotta tiled floors, large double glazed picture window and separate bi-folding double glazed doors, double panel central heating radiator, low voltage spotlighting to ceiling.

First Floor

Staircase

Traditional return staircase with open landing, feature timber balustrade, feature double glazed 'Everest' arched window, two single panel central heating radiators, original timber truss ceiling.

Master Bedroom

Double glazed timber windows to rear and gable elevations, full range of fitted full wall

wardrobes, timber beamed ceiling, single and double panel central heating radiators.

En suite Bathroom

Four piece suite comprising panel bath with chromed mixer tap and large waterproof wall mounted tv, large walk in shower with monsoon style shower and hand shower, low level w.c, wash hand basin on toiletry cabinet with chromed mixer tap, chromed radiator towel rail, diamond set ceramic floorings with complimentary wall tiles, extractor fan, low voltage spotlighting to ceiling, double glazed timber 'Everest' window to front elevation.

Inner landing

Large walk in storage wardrobe, double glazed hardwood window to rear elevation with stone window bottom.

Bedroom Two

Double glazed 'Everest' hardwood window to rear elevation, single panel central heating radiator, timber beamed ceiling.

En suite Shower Room

Three piece suite comprising fully tiled shower cubicle, bracket wash hand basin, low level w.c, half ceramic tiled walls, chromed radiator towel rail, extractor fan, low voltage spotlighting to ceiling.

Bedroom Three

Double glazed hardwood 'Everest' window to rear elevation with stone window bottom, feature timber mezzanine storage/play area, double panel central heating radiator, timber beamed ceiling.

Bedroom Four

Three steps leading down from landing, double glazed hardwood 'Everest' window to gable elevation, 'Velux' skylight, eaves storage cupboards, single panel central heating radiator.

House Bathroom

Five piece suite comprising original roll top cast iron bath with ball and claw feet and freestanding chromed mixer tap and hand shower fitment. Double bowl sink on 'Travertine' wall mounted plinth, large walk in shower with chromed traditional style wall mounted shower fitment, low level w.c, chromed radiator towel rail, ceramic tiled floors and walls, twin 'Velux' skylights, extractor fan, low voltage spotlighting, niche storage area. Cylinder cupboard with bagged cylinder.

Annexe

Staircase leading from kitchen area with timber balustrade leading to guest bedroom suite.

Bedroom

Double glazed 'Everest' timber window, 'Velux' skylight, double panel central heating radiator, low voltage spotlighting to ceiling.

En Suite

Three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin, low level w.c, ceramic tiled floors and walls, single panel central heating radiator, 'Velux' skylight, extractor fan, low voltage spotlighting to ceiling.

Walk In Wardrobe

Fitted shelving and roof void access.

External

Garage Block 1

Constructed of stonework with stone slate roof separated into three areas –

Bike Store/Workshop

Double glazed timber 'Everest' window to front elevation, light and power installed.

Area 2

Double garage with pine double doors, light and power installed.

Area 3

Single garage with pine folding door, light and power installed.

Garage Block 2

Large detached triple garage constructed approximately seven years ago of block work with steel beamed roof with timber slate roof. Light, power and water installed. The property was constructed so it could easily be converted into a triple stable block or additional living accommodation subject to the necessary planning permissions.

Entrance

The property is approached from Holden Lane along a private driveway, five bar gate, large gravelled parking and turning area.

Gardens

Walled garden area to the south elevation with fazed planting areas with fruit trees, to the rear of the property is a sun patio, adjacent to the kitchen is a raised stone breakfast patio area.

Land

To the west elevation is a good flat paddock extending to approximately one acre.

Special Notes

The vendors of the property have a full 'Bang Olufsen' sound system in the property, the wiring for the system will remain but the equipment and speakers are available by separate negotiation.

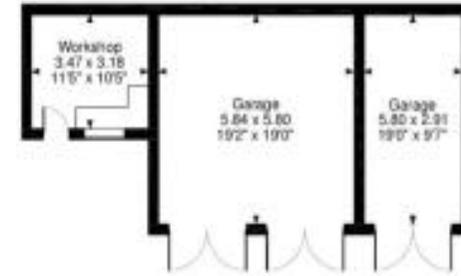
Services

Mains electricity, mains water, oil fired central heating and domestic hot water, mains sewerage.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

Main House gross internal area = 4,253 sq ft / 395 sq m
 Garages gross internal area = 548 sq ft / 51 sq m
 Workshop gross internal area = 119 sq ft / 11 sq m
 Outbuilding gross internal area = 689 sq ft / 64 sq m
 Total gross internal area = 5,609 sq ft / 521 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		80
Not energy efficient - higher running costs			

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







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